

Minutes of the Syracuse Planning Commission Regular Meeting, October 6, 2015

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on October 6, 2015, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members:	Ralph Vaughan, Chairman TJ Jensen Curt McCuiston Troy Moultrie Greg Day
City Employees:	Jenny Schow, Planner Noah Steele, Planner Paul Roberts, City Attorney Stacy Adams, Admin Professional
City Council:	Councilman Mike Gailey
Excused:	Commissioner Dale Rackham
Visitors:	Adam Bernard Andrew Sherman

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1. **Meeting Called to Order:**

Invocation was given by Commissioner Thorson. The Pledge of Allegiance was led by Commissioner McCuiston.

COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR OCTOBER 6, 2015 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER DAY. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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2. **Meeting Minutes:**

July 21, 2015 Regular Meeting & Work Session

COMMISSIONER MCCUISTION MADE A MOTION TO APPROVE REGULAR AND WORK SESSION MEETING MINUTES FOR JULY 21, 2015. COMMISSIONER JENSEN SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

August 4, 2015 Regular Meeting & Work Session

COMMISSIONER JENSEN MADE A MOTION TO APPROVE REGULAR AND WORK SESSION MEETING MINUTES FOR AUGUST 4, 2015 WITH AMENDMENTS. COMMISSIONER MCCUISTION SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

September 1, 2015 Regular Meeting & Work Session

COMMISSIONER MCCUISTION MADE A MOTION TO APPROVE REGULAR AND WORK SESSION MEETING MINUTES FOR SEPTEMBER 1, 2015. COMMISSIONER JENSEN SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

September 15, 2015 Regular Meeting & Work Session

COMMISSIONER JENSEN MADE A MOTION TO APPROVE REGULAR AND WORK SESSION MEETING MINUTES FOR SEPTEMBER 15, 2015. COMMISSIONER MOULTRIE SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

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3. **Public Comment:** This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.

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4. **Public Hearing - Rezone** Andrew Sherman, from R-1 to Neighborhood Services, property located at 1317 S 2000 W

Planner Steele stated this is a rezone from R-1 to Neighborhood Services, this is to the north of Syracuse Elementary school on the east side of the road and the applicant is currently running his business out of the old Mia Design building on the corner of 2000 W and Antelope and with the widening of 2000 W, he has been looking for a new location of his business and he has been shopping around for a couple of years and have discussed many different alternatives for his business and he found a home located at 1317 S 2000 W that he feels would work for his small business. He can use the existing structure and just remodel for his new office as well as some improvements to the site for parking, lighting and signage to make it more of a commercial nature. The existing zoning R-1 did not allow for office use, the general plan is showing neighborhood services, he is just requesting a change in zoning. Planner Steele stated he has received around a half dozen phone calls of surrounding residents wondering, concerned residents asking what was going on in their

backyard, is an office tower going to be built. They were invited to come to the public hearing and voice their concerns and what might be built there in the future and permitted uses that would be allowed at that location. The applicant's plans right now are to convert the existing structure into his office.

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Commissioner Jensen stated that they did have a public hearing last meeting and due to noticing requirements they are continuing the public hearing again for tonight's meeting and they did hear some input from some neighbors and explained the purpose of the neighborhood zone and why it was created. It was created specifically for situations like this where a business might locate inside of a neighborhood and the City did not want them to put a business structure in there, wanted to make sure whatever what there was in harmony with the adjacent residential.

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Commissioner Jensen asked Andrew Sherman if he had talked to any residents since the last meeting, he stated he talked to them after at the last meeting and their major concern was Pandora's box, once the zone is changed, what can happen after he sells he property. Most of the residents have no idea of what is happening to 2000 W and the scale of that expansion, it's going to be the size of Antelope Drive basically and don't think they understand what is going to be happening on their street. The residents' concerns were once it gets turned to commercial so to speak then anything can happen there.

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Commissioner Jensen stated that was the reason for changing most of the lots along 2000 W to Neighborhood Services was in anticipation of the road expansion. Commissioner Jensen asked the applicant if he was going to be doing any major modifications to the existing house, he stated interior only. Commissioner Jensen stated the main thing he is concerned with is that the look of the neighborhood doesn't change much. Andrew Sherman stated it is a historic property and so his goal is to respect and honor that just like he did with the current property he is at.

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Commissioner Vaughan asked staff in regards to the two colored maps before them, the pink is showing on the general plan map, everything on that side of the street is preplanned for Neighborhood Services and on the map directly above it on the zoning map the property is currently zoned as R-1 residential with a requested change to Neighborhood Services, what about the balance of the other properties along this are they going to be zoned Neighborhood Services as well.

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Planner Steele stated looking at the overall character of the neighborhood will this create an island of commercial out there and the rest is residential. Looking to the south by the elementary school there is an assisted living planned and the nature of schools with the higher traffic is not necessarily residential and a few other home based businesses along that road and as the widening happens that whole corridor will be much less friendly to having frontage on the road and living there.

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Commissioner Vaughan asked if staff or any other owners have initiated any requests to go to Neighborhood Services at this point, Planner Steele stated no.

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Commissioner Vaughan asked if there were any updates from UDOT on the 2000 W project. Planner Steele stated he had spoken to Randy Jefferies the UDOT representative for the project and he had provided some spot mapping and in short believe they are still working on engineering but do not know the exact alignment of which homes will be taken out.

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Andrew Sherman stated he had spoken with Randy Jefferies they have already started approaching residents regarding purchasing of those properties, mostly on the west side of the road, north of the junior high, many of those homes on the west side will be demolished for the expansion because most of the homes on the east side are historic properties that they are trying to avoid. The engineering firm has already contacted the applicant and UDOT wants him out of his building the first part of the year. Mr. Sherman stated this is the first Neighborhood Services, he will be the first one, there are no other businesses along there north of where he is that are like this, he's the guinea pig.

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Commissioner Jensen stated that from what the applicant described it sounds like they are doing something similar to what they did when they widened down Antelope, rather than try to purchase properties on both sides they took all the properties on the south side and left the north properties intact, that was just easier, the fact that they are favoring the west side, that east side is going to be some pretty valuable exposure once that road expands.

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Commissioner Vaughan wanted to know if the applicant knew the UDOT had planned for major expansions on that road and his property would be dramatically affected. Andrew Sherman stated he spoke with Randy Jefferies prior to purchasing the property and he stated that piece of property would be relatively unaffected and the majority of changes would be to the west side of the road. Commissioner Vaughan asked the applicant about the two major structures

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currently on the property, which one is he planning on using as his office. Andrew Sherman stated the house will be used as his business office there is a barn which he plans to store his camping gear and lawnmower.

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Public Hearing opened.

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Public Hearing closed.

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Commissioner Jensen stated it meets the general plan.

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COMMISSIONER JENSEN MADE A MOTION TO RECOMMEND APPROVAL, TO THE CITY COUNCIL, TO REZONE PROPERTY LOCATED AT 1317 S 2000 W FROM R-1 TO NEIGHBORHOOD SERVICES, SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE CITY'S MUNICIPAL CODES. SECONDED BY COMMISSIONER THORSON. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

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5. **Adjourn.**

COMMISSIONER JENSEN MADE A MOTION TO ADJOURN INTO WORK SESSION. COMMISSIONER MOULTRIE SECONDED THE MOTION. ALL VOTED IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

Ralph Vaughan, Chairman

Stacy Adams, Admin Professional

Date Approved: _____